



## 9A Golden Avenue, TANNUM SANDS, QLD 4680

The Rarest of Opportunities - Your slice of paradise awaits..

The Best of both worlds - A desirable symbiosis of acreage and seaside living you just won't find elsewhere. 9A Golden Avenue is one of the many truly exceptional family homes that Pacific Ranch proudly accommodates and to the vast admiration of the Gladstone Region.

Don't settle for less - as anything else is surely just that..

- Unique and equally grand design - This sprawling 380sqm home has a facade that will take your breath away - with grand pathways, 26m long wrap around veranda and established gardens which provide additional street front privacy.
- Built by highly regarded local builder - Shayne Lofts - And with absolutely no thought spared on the layout and design. The placement of every room has been carefully considered to maximize ease and privacy for its occupants.
- Widely desired 1acre+ flat block with privacy and sprawling yard space at every turn.
- 4 exceptionally sized bedrooms (3 with air-conditioning) plus 5th study or nursery. All bedrooms have fans/carpets/large built-in-robos.

**TYPE:** Sold

**INTERNET ID:** 23132272

**SALE DETAILS**

**\$699,000**

**CONTACT DETAILS**

**GLADSTONE**

3/19 Tank Street  
GLADSTONE, QLD  
07 4972 5700

**Luke Watts**

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- The first of 2 internal living areas is expansive; overlooking the front gardens & patio, the room is extra deep and has space for the largest of lounge suites.
- The second living area is tiled and convenient to the master bedroom, creating a beautiful private wing for the owners - Ideal for a parents retreat.
- The Master Bedroom is both gorgeous & spacious with a walk-in robe, ensuite with his & her vanity and air-conditioning. Ideally located away from the main living/kitchen/dining areas - perfect for shift workers and those who enjoy their privacy!
- The main bathroom is close to the remaining 3 bedrooms and boasts a separate bath & shower plus separate toilet
- The kitchen is the heart of the home! Both beautiful & bright with storage space galore! There's twin fridge housing, dishwasher, coffee & tea nook, electric cook top, Island bench, servery window to the patio, breakfast bar and bench space at every turn. This space is truly exceptional and will appeal to all master chefs!
- The dining room is truly huge! With direct access to the back patio this area is sure to impress your guests!
- Thinking of entertaining? In addition to the front patio, this house boasts a MASSIVE second outdoor living area which has multiple points of access - This space is fully covered, completely private and overlooks the 10metre in-ground saltwater swimming pool with solar heating system, and additional dedicated outdoor sitting area
- The laundry is close by, with direct access to the outdoor patio & pool making the transition from outside activities to inside clean up a complete breeze!
- Double lock up garage, 2 x double gate side access, both leading to the MASSIVE 160+sqm triple bay shed
- Be Warned! The Shed is out to impress! Including the eastward facing awning, this space clocks in at over 160sqm underroof! Comprised of both an extra wide double bay component with power/lighting/shower/toilet and more, PLUS a separate 3m high lockable bay big enough for the boat/ caravan! If this wasn't on your wish list, you're not dreaming big enough!
- Sprawling gardens and lawns create lovely pockets of outdoor space while maintaining constant, unobstructed flow from one area to the next

So many other extras! 3KW Solar system, 1,500+sqm fenced yard space, in-ground sprinkler system, greenhouse, chook enclosure, garden sheds, School Bus Run to the door, town water connection plus 2x5000Gal water tanks to service the pool/lawns and gardens

Do not snooze on this opportunity. Properties within Pacific Ranch are rare to hit the market - especially one with all the boxes ticked! Be one of the first to inspect this property or you may miss out!

Other features: Built-In Wardrobes, Close to Schools, Close to Shops, Garden, Secure Parking, Formal Lounge

- Land Area 4,464.00 square metres
- Building Area: 378.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 2
- 5 car garage
- Swimming Pool
- Air Conditioning







